



AGENDA REPORT

To: Planning Commission
From: Ben Song, Community Development Director
Agenda: June 2, 2020 Planning Commission Meeting
Item: Comprehensive Plan Amendment to Revise the Town Center Boundary

Item Summary

In order to lay the foundation required to develop the Town Center Master Plan, staff is recommending to incorporate a revised Town Center boundary map as an appendix to the 2018 Comprehensive Plan.

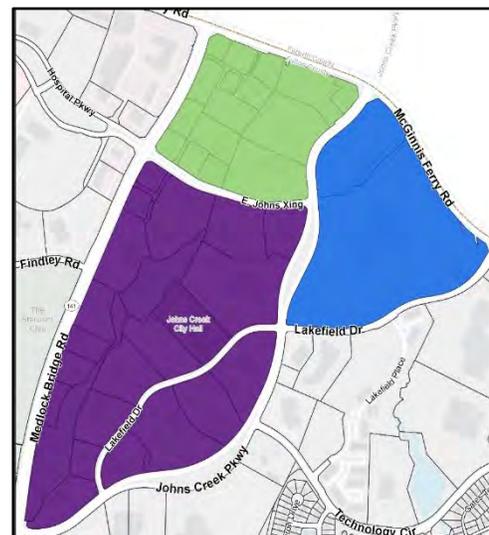
Background

On October 8, 2018, the City of Johns Creek adopted the Comprehensive Plan, which serves as a policy document and guide for the future development of the City. A cornerstone of the 2018 Comprehensive Plan is to create a vibrant Town Center with quality housing options, dining, retail, offices and public spaces. Establishing a Town Center would strengthen the City's identity while potentially expanding the City's economic base. The Comprehensive Plan established the Tech Park Community Area as the appropriate area for a Town Center.

The Community Work Program in the Comprehensive Plan identified the development of a Town Center Master Plan as a short-term action item. The Town Center Master Plan would establish land use, linear park design, street and multi-modal networks, streetscape, and architectural (design) standards to create a sense of place that would be commensurate with the scale and quality of the City, as well as guide the private sector in the amenities and character desired by the community.

Analysis

The 2018 Comprehensive Plan identified the center of Technology Park (94.22 acres, shaded in purple) as the Town Center location, in order to strategically leverage City Hall and the linear park. However, the Town Center Master Plan should also consider the long-term potential and growth of the Town Center area. There are existing areas in Technology Park that already contain extensive office, hotel, and retail space which would significantly contribute to the development of the Town Center.



Recommendations

Staff is recommending a revision to the Town Center boundary as an appendix to the Comprehensive Plan to incorporate:

- 1) the State Farm properties (55.52 acres, shaded in blue); and
- 2) the properties bounded by E. Johns Crossing, Medlock Bridge Road, McGinnis Ferry Road, and Johns Creek Parkway (approximately 43.19 acres, shaded in green).

As part of this amendment, staff is not recommending an increase in the density of the Town Center, but formally establishing the boundary to be considered for the Master Plan. The underlying future land use for each area will remain as is, allowing the public to provide feedback and input during the Master Plan process to best determine the density for the Town Center area as a whole. Based on the outcome of the finalized Town Center Master Plan, the City will appropriately amend the Comprehensive Plan to combine both planning documents.

Attachment

- (1) Draft Amendment to Comprehensive Plan

**RESOLUTION TO AMEND THE CITY OF JOHNS CREEK COMPREHENSIVE PLAN
TO REVISE THE TOWN CENTER BOUNDARY**

WHEREAS, the City of Johns Creek, Georgia adopted a Comprehensive Plan and associated Community Work Program on October 8, 2018;

WHEREAS, the Comprehensive Plan advances the City's goal to create a vibrant Town Center with quality housing options, dining, retail, offices and public spaces, and establish the Tech Park Character Area as the appropriate area for the Town Center;

WHEREAS, the Community Work Program has identified the development of a Town Center Master Plan as a short-term action item;

WHEREAS, a Town Center Master Plan would establish standards and practices to create a sense of place that is commensurate with the scale and quality of the City, as well as guide the private sector in the amenities and character desired by the community;

WHEREAS, the City has identified additional properties that would significantly contribute to the development of the Town Center;

WHEREAS, the City recognizes the Comprehensive Plan should be amended to reflect a revised boundary for the Town Center.

NOW THEREFORE, the Mayor and Council of the City of Johns Creek hereby adopts the attached amendment to the City of Johns Creek Comprehensive Plan.

SO RESOLVED AND EFFECTIVE, this _____ day of _____, 2020.

Approved:

Michael E. Bodker, Mayor

ATTEST:

Approved as to Form and Content:

Joan C. Jones, City Clerk

City Attorney

(Seal)

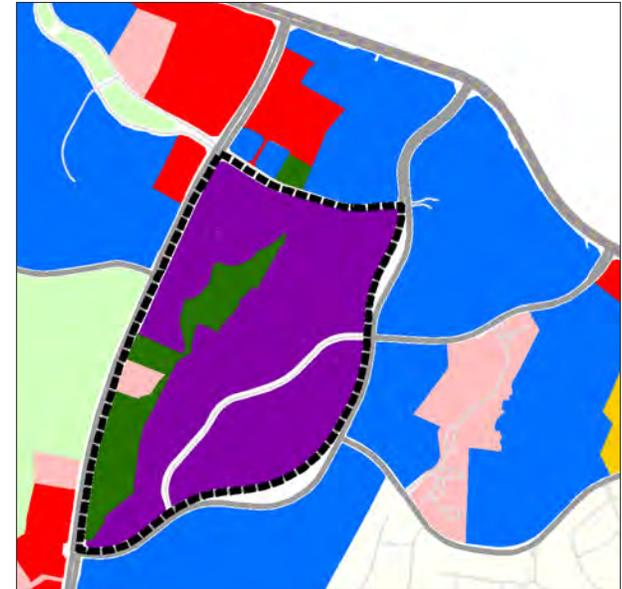
COMPREHENSIVE PLAN AMENDMENT

TOWN CENTER BOUNDARY REVISION

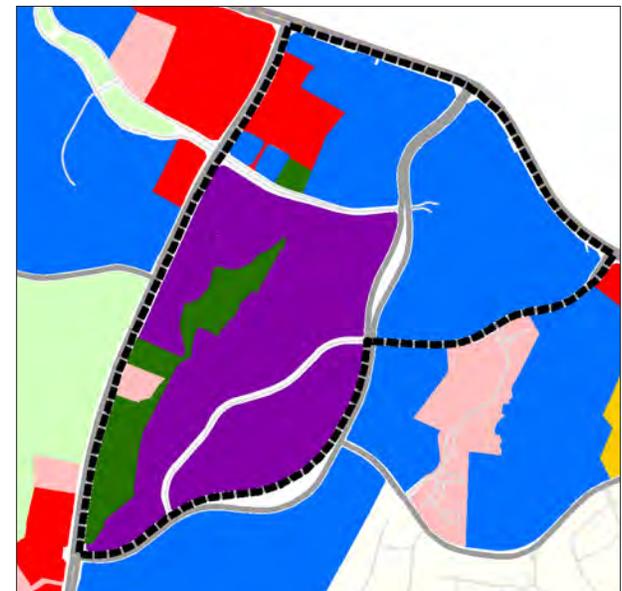
On October 8, 2018, the City of Johns Creek adopted the Comprehensive Plan, which serves as a policy document and guide for the future development of the City. A cornerstone of the 2018 Comprehensive Plan is to create a vibrant Town Center with quality housing options, dining, retail, offices and public spaces. In order to strategically leverage City Hall and the linear park, the center of Technology Park (shaded in purple, Map 1) was identified as the Town Center location. With an envisioned density of 16 units/acre, the potential residential build-out for the Town Center is 1,505 units.

The Community Work Program in Chapter 11 identified the development of a Town Center Master Plan as a short-term action item. The Town Center Master Plan would establish land use, linear park design, street and multi-modal networks, streetscape, and architectural (design) standards to create a sense of place that would be commensurate with the scale and quality of the City, as well as guide the private sector in the amenities and character desired by the community.

The Town Center Master Plan should also consider the long-term potential and growth of the Town Center area. There are existing areas in Technology Park that already contain extensive office, hotel, and retail space which would contribute to the development of the Town Center. Therefore, in recognition of this opportunity, the Town Center boundary shall expand to incorporate the State Farm properties as well as the properties bounded by E. Johns Crossing, Medlock Bridge Road, McGinnis Ferry Road, and Johns Creek Parkway. It should be noted that the residential build-out analysis for each impacted area within the revised Town Center boundary will remain intact, allowing for the outcome of the Town Center Master Plan to determine the appropriate density recommendation for the Town Center. Footnotes have been added to relevant pages to reflect the boundary change.



Map 1: Future Land Use (Before Revision)



Map 2: Future Land Use (Revised)

Commercial Development

To further change the City's commercial growth patterns and encourage the creation of community villages and a Town Center through private investment, the Plan recommends limiting development to specific existing commercial locations. Key locations that are targeted for redevelopment include:

- **Johns Creek North:** shopping centers along Jones Bridge Road at the intersections of Sargent and Douglas Roads;
- **Medlock:** shopping centers at the intersection of State Bridge and Medlock Bridge Roads;
- **Newtown:** shopping centers at the intersection of Old Alabama and Haynes Bridge Roads;
- **Newtown:** shopping centers at the intersection of Old Alabama and Jones Bridge Roads;
- **Newtown:** shopping center at the intersection of Holcomb Bridge and Barnwell Roads;
- **Ocee:** shopping center at the intersection of State Bridge and Jones Bridge Roads;
- **Ocee:** shopping center at the intersection of State Bridge and Kimball Bridge Roads; and
- **Tech Park:** office area east of Medlock Bridge Road and west of Johns Creek Parkway.*

Implementation Projects

To guide and direct the City's capital investments over the next ten years, proposed projects for road improvements, trails, and parks are prioritized. Examples of prioritized projects include building out the new park lands (purchased in 2016 and 2017) with Park Bond funds, providing improvements to existing parks, developing sidewalks and trails in each Community Area to connect residents to schools and shopping centers, and improving the capacity of certain roadways and studying the feasibilities of roundabouts and left-turn lanes to improve traffic flow and increase safety entering and exiting neighborhoods.

In addition to the proposed capital projects, the Plan prioritizes the creation of tools for implementation, such as a historic preservation ordinance and a Unified Development Code, which will combine the City's zoning, tree, and sign ordinances with the City's stormwater management and land development regulations. The Plan also prioritizes areas for further study, and recommends the creation of five local master plans/area plans to add architectural standards and greater specificity to the Plan's established allowable heights, densities, uses, and visual examples of desired development. Areas prioritized for further study include:

- **Johns Creek North:** Jones Bridge Road at Sargent and Douglas Roads, to create a community village;
- **Medlock:** State Bridge Road at Medlock Bridge Road, to create a retail-only community village;
- **Newtown:** Old Alabama Road at Haynes Bridge Road, to create a community village.
- **Ocee:** State Bridge Road at Kimball Bridge Road and at Jones Bridge Road, to create community villages; and
- **Tech Park:** approximately 80 acres in the middle of Tech Park, to create a Town Center.*

Overall

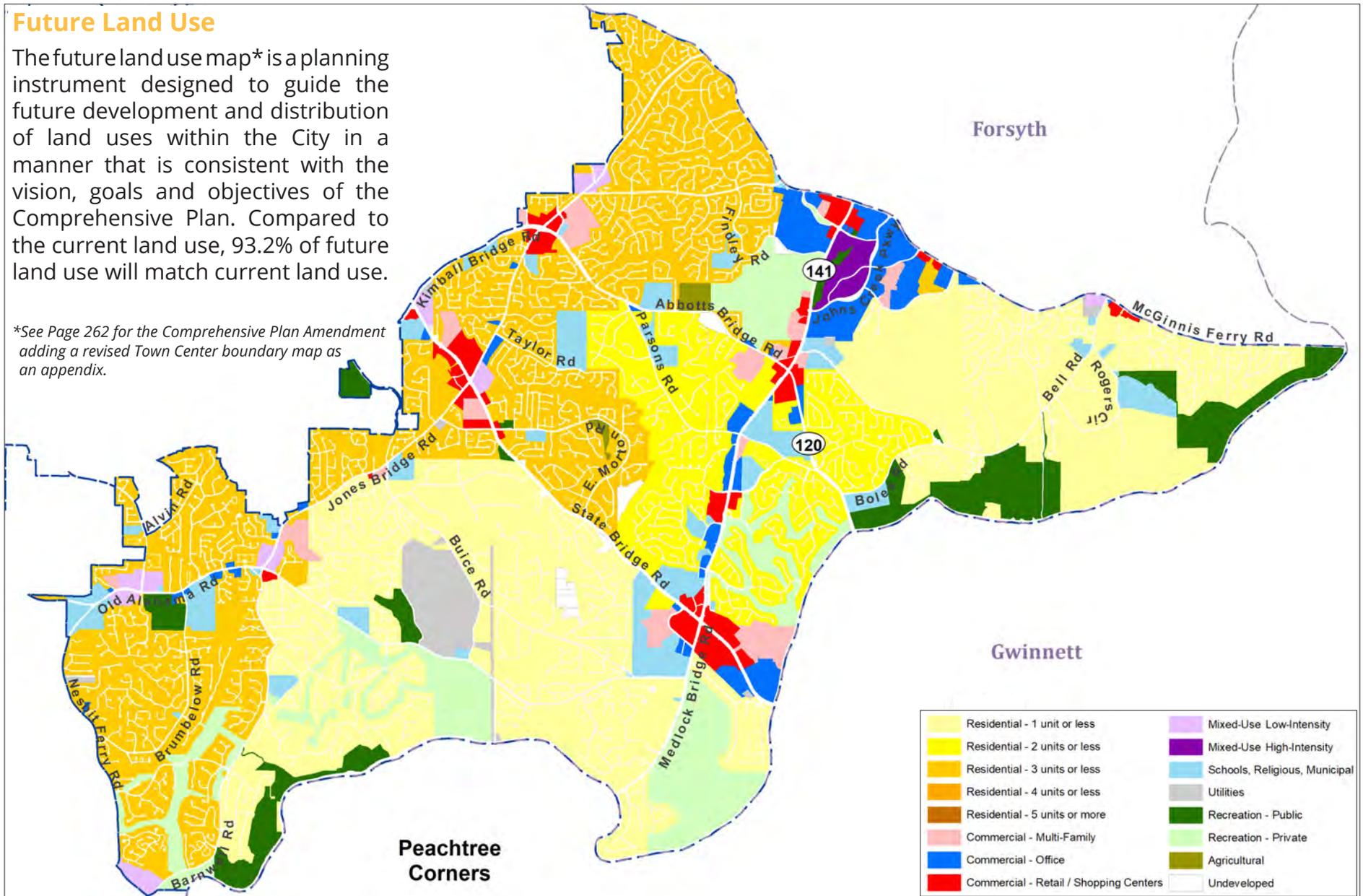
The 2018 Comprehensive Plan's focus is to preserve and protect Johns Creek's residential neighborhoods and quality of life by managing development. The reductions in residential density and the targeting of specific locations for commercial redevelopment will change the City's growth patterns, and the implementation of the proposed capital projects will enhance the City's livability in the future.

**See Page 262 for the Comprehensive Plan Amendment adding a revised Town Center boundary map as an appendix.*

Future Land Use

The future land use map* is a planning instrument designed to guide the future development and distribution of land uses within the City in a manner that is consistent with the vision, goals and objectives of the Comprehensive Plan. Compared to the current land use, 93.2% of future land use will match current land use.

**See Page 262 for the Comprehensive Plan Amendment adding a revised Town Center boundary map as an appendix.*

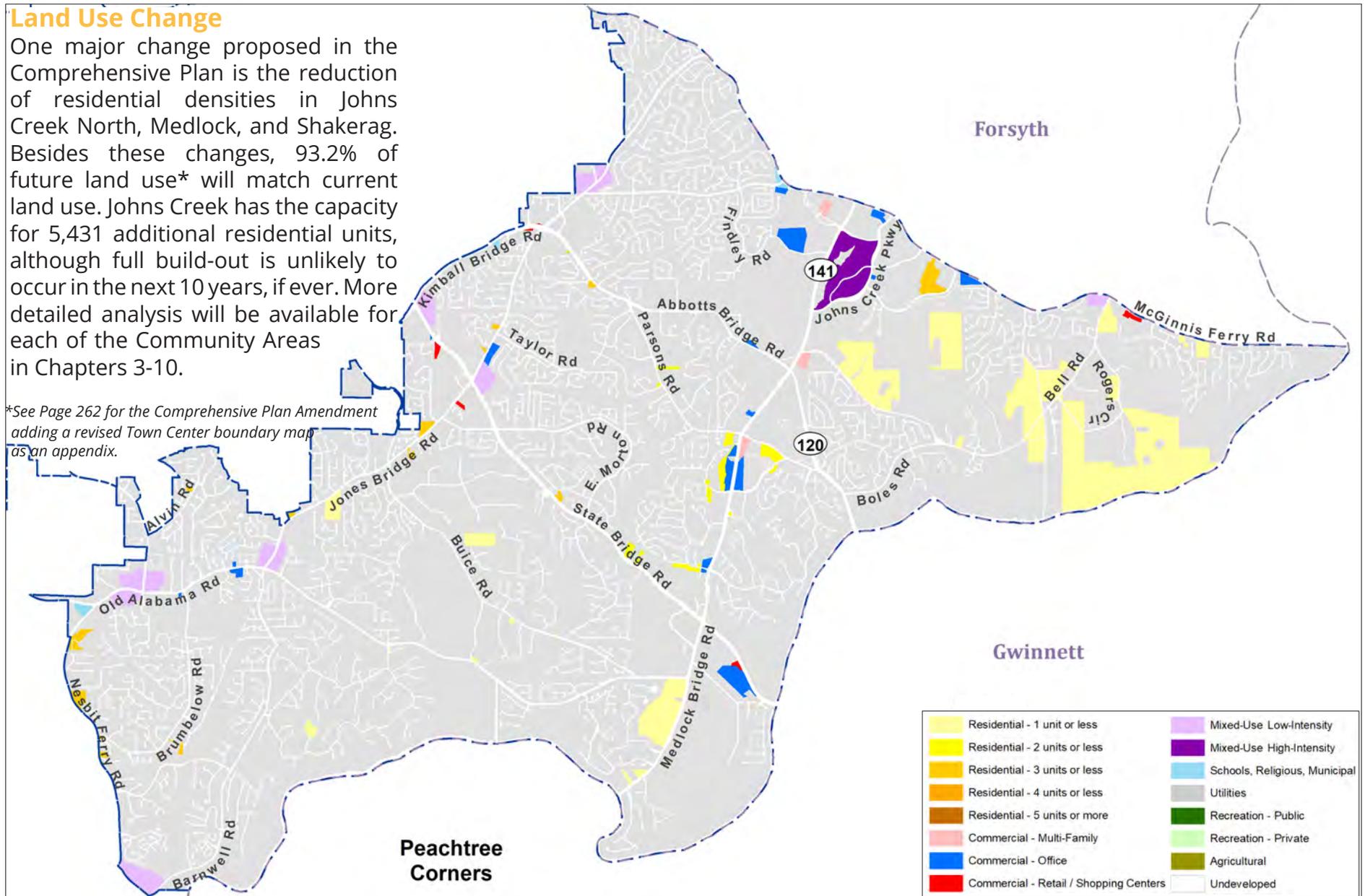


Map 20: Future Land Use

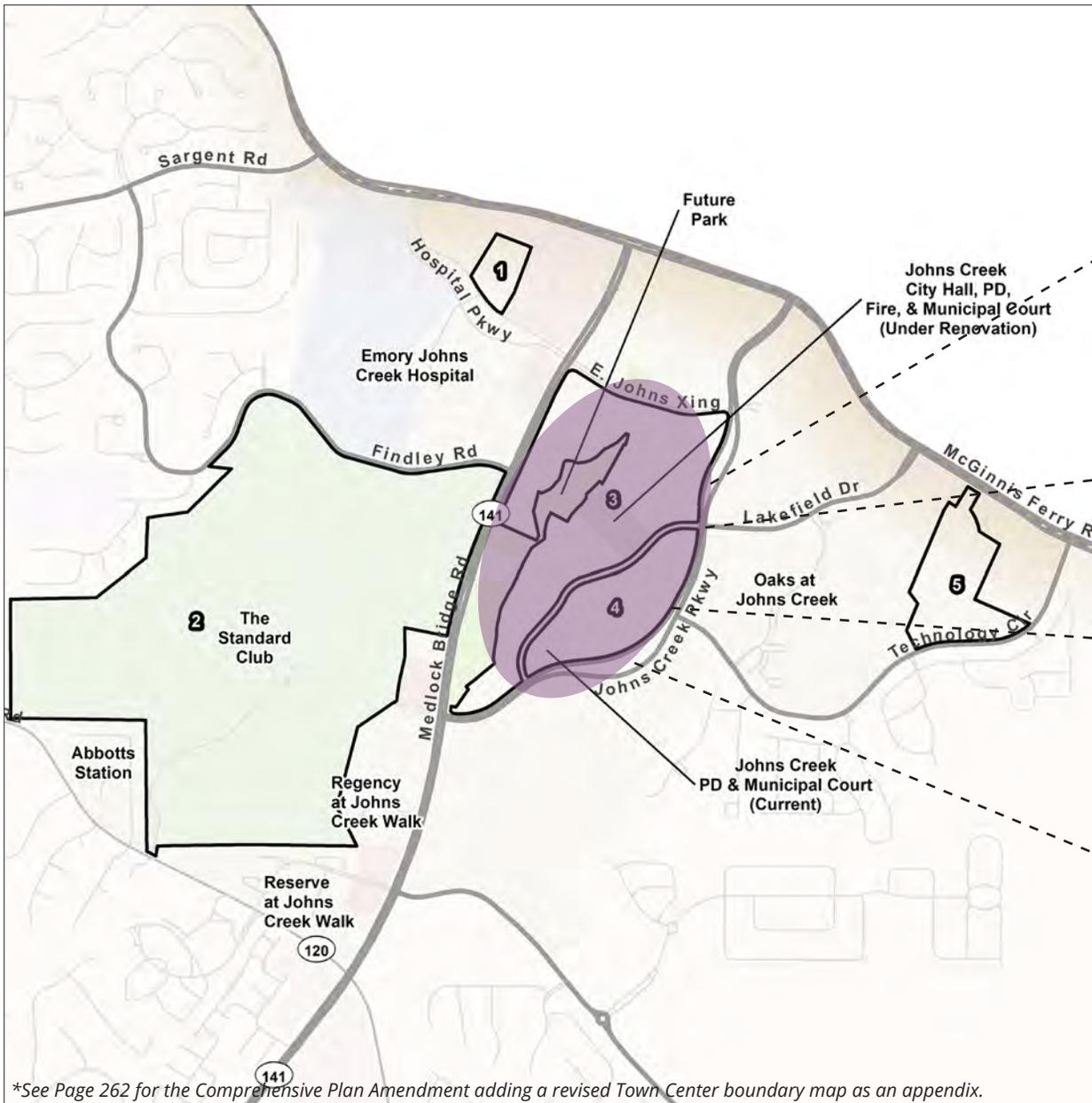
Land Use Change

One major change proposed in the Comprehensive Plan is the reduction of residential densities in Johns Creek North, Medlock, and Shakerag. Besides these changes, 93.2% of future land use* will match current land use. Johns Creek has the capacity for 5,431 additional residential units, although full build-out is unlikely to occur in the next 10 years, if ever. More detailed analysis will be available for each of the Community Areas in Chapters 3-10.

*See Page 262 for the Comprehensive Plan Amendment adding a revised Town Center boundary map as an appendix.



Map 21: Land Use Change



*See Page 262 for the Comprehensive Plan Amendment adding a revised Town Center boundary map as an appendix.

Map 69: Potential Residential Build-out in Tech Park